

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Khurram Irfan

Respondent

Civil Citation No. 0248996

113 Eastern Boulevard

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on December 22, 2009, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 13-4-201; 35-5-302 and (BCZR) 101.102.1; IB01.1A; IB01.1D, failure to cease open dump (refrigerator and scattered trash), failure to properly store trash cans with fitted lids on residential property known as 113 Eastern Boulevard, 21221

On November 23, 2009, pursuant to § 3-6-205, Baltimore County Code, Inspector Christina Frink issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$800.00 (eight hundred dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on November 4, 2009 for removal of untagged/inoperative vehicles, remove open dump/junk yard, cease service garage activities, remove trash and debris, proper storage of garbage, remove car parts. This Citation was issued on November 23, 2009.

B. Notes in the file state that some violations were corrected including removal of the unlicensed motor vehicle. However, re-inspection on December 21, 2009 found trash still improperly stored and a refrigerator in the rear yard. Photographs show garbage cans without lids overflowing with bagged garbage, and an old refrigerator outside behind the house. This violates prohibitions against the accumulation of junk, trash and debris on residential property, and prohibitions against creation of possible harborage for rats. Review of the file shows that Respondent was cited in 2007 for similar code violations.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that the civil penalty will be REDUCED to \$100.00 (one hundred dollars) if the violations are corrected by February 1, 2010.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 8th day of January 2010.

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

